



# PROPERTY INFORMATION

**ENTRANCE LOBBY**  
9'6" x 7'9" (2.90 x 2.37)

**SITTING ROOM**  
15'1" x 14'10" (4.62 x 4.53)

**BEDROOM**  
10'11" x 11'11" (3.33 x 3.65)

**BEDROOM**  
10'9" x 12'4" (3.28 x 3.76)

**DRESSING ROOM**  
7'5" x 6'2" (2.28 x 1.90)

**EN-SUITE**

**BEDROOM**  
9'10" x 14'2" (3.00 x 4.34)

**BEDROOM**  
10'1" x 8'3" (3.08 x 2.52)

**BATHROOM**  
10'6" x 5'7" (3.22 x 1.72)

**KITCHEN/LOUNGE/DINER**  
30'10" x 16'1" (9.42 x 4.91)

**OUTBUILDING**  
14'2" x 8'3" (4.33 x 2.54)

## ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

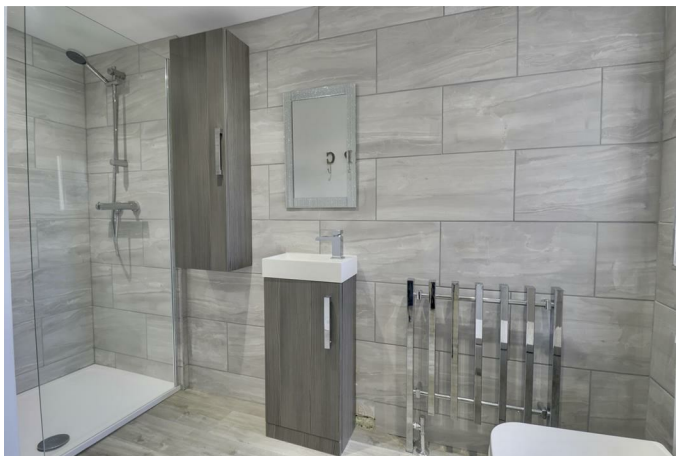
## BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**FREE/LEASE**  
Freehold



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | 72      | 79        |
| England & Wales                             |         |           |

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